

The Greenville County Planning Commission meeting was held Tuesday August 11, 2020, 6:00 p.m., Golden Leaf Commons, Suite B, located at 1300 Greenville County Circle, Emporia, Virginia.

PRESENT

Walter Robinson, Chairman
Jeff Robinson, Vice-Chairman
Lofton Allen
Stephen Allen
Dianne Barnes-Rhoades
William Cain
Annie Odom
Kim Wiley

ABSENT

Joe Antorn, Jr.

STAFF PRESENT

Linwood E. Pope, Jr.
Treva Pernell

OTHERS PRESENT

Crystal Lucy
Vicki Clark

Chairman Robinson called the meeting of Tuesday, August 11, 2020 to order. Mr. Robinson stated that the Commission would start the meeting with prayer. He called on Commissioner Jeff Robinson to offer prayer. The secretary called the roll.

In Re: APPROVAL OF THE AGENDA

Chairman Robinson entertained a motion for approval of the agenda.

Commissioner Steve Allen made the motion to approve the agenda, seconded by Commissioner Dianne Barnes-Rhoades, with all voting aye, motion carried.

In Re: APPROVAL OF THE MINUTES

Chairman Robinson entertained a motion to approve the minutes of July 14, 2020.

Commissioner Steve Allen made a motion to approve the minutes, seconded by Commissioner Lofton Allen, with all voting aye, motion carried.

Chairman Robinson entertained a motion to go into public hearing to hear SP-6-20 – Anita A. Wong and SP-7-20 – Crystal Lucy.

Commissioner Wiley made a motion to go into public hearing, seconded by Commissioner Barnes-Rhoades, with all voting aye, motion carried.

In Re: PUBLIC HEARING

SP-6-20 – Anita A. Wong

Mr. Lin Pope stated that the applicant seeks approval to place a temporary manufactured home upon their family's property to provide assistance to the applicant's son given the nature of his medical condition. He stated that Article 3-11 of the Zoning Ordinance defines a handicapped case as a situation to which a person is physically, emotionally, or mentally handicapped or is affected by old age and requires constant care, yet residence by the person(s) in a dwelling constructed upon the lot is not practical or desirable under the circumstances.

Mr. Pope stated that staff recommends approval of this Special Use permit with the conditions as outlined in the Staff Report.

SP-7-20 – Crystal Lucy

Mr. Pope stated that the applicant seeks approval to operate a home business and construct an accessory building to house a hair salon upon property that the family owns located at 338 Brunswick Road. He stated that this property is located in a R1-B Residential district, Urban Service Area and that a Home Business is allowed within this district with issuance of a Special Use Permit.

Mr. Pope stated that because the proposed use is allowed and will not be a detriment to surrounding properties, Staff recommends approval of this request.

Chairman Robinson asked if anyone present would like to speak for or against this application.

Ms. Crystal Lucy addressed the Planning Commission. She thanked them for hearing this case and she assured the Commissioners that this new home business would not be a detriment to her neighborhood and would be constructed and kept in a manner that would coincide with the residential appearance of her neighborhood. She stated that all her clients made appointments in advance and her hours were Monday, Friday 9:00 a.m. to 5:00 p.m. and Tuesday, Thursday 10:00 a.m. to 7:00 p.m. She also stated that customer parking would be at the rear of the salon and the existing driveway would be used.

Ms. Vicki Clark addressed the Commission. She stated that she was not opposed to the applicant's request. However, she wondered about the value of her property dropping due to

having a home business next door and would it have an impact on her selling her property at a future time.

Being no other comments, Chairman Robinson entertained a motion to go into regular session.

Commissioner Steve Allen made a motion, seconded by Commissioner Jeff Robinson, with all voting aye, motion carried.

In Re: REGULAR SESSION

Chairman Robinson asked for any further discussion among the Commissioners. There being none, he entertained a motion on SP-6-20 – Anita A. Wong.

Commissioner Jeff Robinson made a motion to approve SP-6-20 – Anita A. Wong, seconded by Commissioner Barnes-Rhoades, with all voting aye, motion carried.

Chairman Robinson asked for further discussion concerning SP-7-20 – Crystal Lucy.

Commissioner Robinson stated that he like the idea of the accessory building looking like a residential dwelling as Ms. Lucy described. He stated that he would like to see the conditions increased to reflect the maintenance of the building and yard, hours of operation, location of parking, a privacy fence installed and no signage.

Mr. Pope stated that the conditions would reflect these changes and also include the stipulation of the applicant establishing the home business within two years or if the home business ceases for a period of more than two years, this Special Use Permit would become void.

Being no further discussions, Chairman Robinson entertained a motion on SP-7-20 – Crystal Lucy.

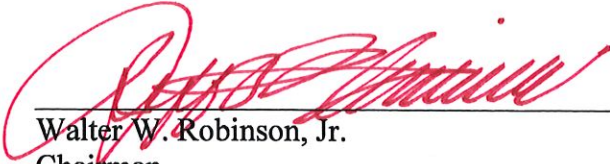
Commissioner Jeff Robinson made a motion to approve SP-7-20 – Crystal Lucy, Commissioner Steve Allen seconded, with all voting aye, motion carried.

In Re: OTHER MATTERS

Mr. Pope stated that there would be a joint meeting of the Board of Supervisors and the Planning Commission on Wednesday, August 12, 2020 at 6:00 p.m. in Golden Leaf Commons. He asked if everyone had received their agenda packets for that meeting.

In Re: ADJOURN

There being no other discussions, Commissioner Steve Allen made a motion to adjourn the meeting, Commissioner Barnes-Rhoades seconded, with all voting aye. Motion carried and meeting was adjourned.



Walter W. Robinson, Jr.
Chairman
